



December 16th, 2022

VIA EMAIL

Deja N. Harris
Assistant Planner
Planning Division | Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

RE: Northern Trail Apartments (Z22-085)

Dear Deja Harris:

Civic Thread (formerly "WALKSacramento") has reviewed the Northern Trail Apartments (Z22-085). The Northern Trail Apartments are proposed at 3137-3139 Rio Linda Boulevard, Sacramento. The development proposes to build apartment complexes for multi-family housing with three buildings. The proposed development has its unique feature of being near three schools located on the west side and being connected to the Sacramento Northern Bike Trail. The development site facilitates community physical health and well-being by creating a clear route from the site to the bicycle trail. With that being said, we would like to offer the following comments:

Vegetation

The current proposal has two vegetation forms throughout the development which include trees and grass. The usage of tree canopy to use as shade for parking spots is appropriate to reduce the heat island effect from the heat emitted from the parking lot. It is recommended to add a more diverse form of vegetation instead of using grass for coverage to reduce contaminated stormwater runoff and improve air quality. In addition, grass requires a lot of water, due to the current climate change, it is important to choose drought tolerant plants. Some of these plants could be Deer grass, Holly Dwarf, etc.

Walkway Connectivity

The development proposes to connect the site to the Northern Bike Trail. This promotes bicycling from the community, promoting outdoor activities and promoting healthy community habits. The walkway located north of Lot 3 and 4 the development proposes to implement ensures good lighting, good window placement and patios that allows for

effective neighborhood watch and safety. In addition, the walkway provides shade for pedestrians and bike users during the hot temperatures, encouraging people to walk and bike during extreme temperatures. This addition also establishes comfort for those who do not have access to a private car.

A couple items to note about the walkway that could be of concern is to provide clarity through signage so neighboring community members know they have access to the walkway that leads to the Northern Trail. Current site conditions show a clear desire path connecting transit riders to the Northern trail indicating a strong community need for marinating public access. In addition, it is unclear if the two Gate lockboxes on the west side allow access to the Northern Trail Apartments residents. It would benefit residents to be able to have access to the path so that they do not have to go around or through the whole complex to get to the trail. The benefits include improved public health and physical fitness, better air quality, a stronger sense of cohesion and safety in neighborhoods, and more sustainable communities.

Lighting

The Northern Trail Apartment proposal has included a great amount of lighting to allow visibility as well as for safety purposes. One area recommended to add light fixtures would be on the East side in front of Lot 1 by the sidewalk to provide lighting for those who use public transportation.

Bicycle Racks

It is unclear based on the plans provided whether the bike parking intends to be in a secure and weather protective enclosure, however the provision of such is required based on the [Bike Rack Design and Placement Guidelines](#). We hope the development site's immediate access to the Northern Bike Trail will enable the developer's decision to support bike facilities to the greatest extent possible. In particular, three schools are located less than three miles from the site, making walking and biking viable transportation options for families.

We are pleased that these apartment complexes are being proposed for this site. The development proposes easy access to outdoor activities and public transit that ensures equitable transportation and promotes community health.

Thank you for your consideration of these comments. Please notify Civic Thread of future routings or notices for this project.

All the best,

Xitlaliti Rodriguez Delgadillo | Project Assistant

Civic Thread - formerly WALKSacramento

[909 12th St | Suite 125 | Sacramento CA 95814](#)

Office: 916-446-9255

